

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF OHIO, EASTERN DIVISION - AKRON

In re:	)	Case No. 11-53469
)	
LEO ROBINSON ,	)	Chapter 13
)	
Debtor	)	Judge Koschik
)	
	)	AMENDED MOTION OF ETHAN'S
	)	WOODS CONDOMINIUM
	)	ASSOCIATION FOR
	)	RELIEF FROM STAY
)	
	)	(Property located at:
	)	10462 White Ash Trail, Twinsburg, Ohio
	)	44087)

Ethan's Woods Condominium Association (the "Movant") moves this Court, under Bankruptcy Code §§361, 362, and 363, and other sections of Title 11 of the United States Code, and under Federal Rule of Bankruptcy Procedure 4001, and under Local Bankruptcy Rule 4001-1, and other rules of the Federal Rules of Bankruptcy Procedure (the "Bankruptcy Rules") for an Order conditioning, modifying or dissolving the automatic stay imposed by §362 of the Bankruptcy Code. In support of this Motion, the Movant states:

MEMORANDUM IN SUPPORT

1. The Court has jurisdiction over this matter under 28 U.S.C. §§157 and 1334. This is a core proceeding under 28 U.S.C. §157(b)(2). The venue of this case and this motion is proper under 28 U.S.C. §§1408 and 1409.

2. On August 13, 2004, the Debtor, Leo Robinson (collectively, the "Debtor")

became owner of the Condominium unit at 10462 White Ash Trail, Twinsburg, Ohio 44087 as more fully described in the copy of the Warranty Deed, which is attached to this Motion as Exhibit “A”, and, by virtue of his ownership, automatically became a member of Movant and subject to its Declaration of Condominium Ownership which was recorded with the Office of the Summit County Recorder at OR 659, Page 050 et seq.

3. N/A

4. Pursuant to Ohio Revised Code §5311.18 and the covenants and conditions of the Declaration of Condominium Ownership, Movant prepared a lien when Debtor became delinquent paying assessments, which was duly perfected in the office of the Summit County Recorder on January 12, 2010, as Instrument No.55676334 . A copy of this recorded lien is attached hereto as Exhibit "B" and made a part hereof. The lien is believed to be the 2nd lien on the condominium unit (the “Collateral”).

5. N/A

6. N/A

7. N/A

8. N/A

9. The market value of the Collateral is \$127,000.00. This is the valuation as set by the Summit County Fiscal Officer.

10. As of the date of this motion, there is currently due and owing the outstanding balance of \$6,819.86 as described in more detail on the worksheet. The total provided in this paragraph cannot be relied upon as a payoff quotation.

11. N/A.

12. Other parties known to have an interest in the Collateral besides the debtor(s), the

Movant, and the trustee are (check all that apply):

- ☐ N/A.
- ☐ N/A
- ☒ <CO-OWNERS, IF APPLICABLE, STATE NAME>.
Leo Robinson
Muriel Battle aka Muriel Robinson
- ☒ CitiMortgage, Inc., successor by merger to ABN AMRO
Mortgage Group, Inc. by virtue of a mortgage lien in the
original principal amount of \$142,257.52.

13. Movant is entitled to relief from the automatic stay under Bankruptcy Code §362(d) for these reason(s) (check all that apply):

- ☐ Debtor has failed to provide adequate protection for the lien held by the Movant for these reasons: . <EXPLAIN>
- ☐ .
- ☐ Debtor has failed to keep the Collateral insured as required by the Security Agreement.
- ☐ Debtor has failed to keep current the real estate taxes owed on the Collateral.
- ☒ Debtor has failed to make periodic payments to Movant since the commencement of this bankruptcy case, which unpaid payments are in the aggregate amount of \$5,239.03 through January 1, 2015. The total provided in this paragraph cannot be relied upon as a post-petition reinstatement quotation.
- ☐ Debtor is delinquent in funding the plan, and therefore the trustee has failed to make periodic payments to Movant since the commencement of the bankruptcy case for the months of <STATE EACH MONTH AND YEAR>, which unpaid payments are in the aggregate amount of <AMOUNT> through <DATE>. The total provided in this paragraph cannot be relied upon as a post-petition reinstatement quotation.
- ☐ Debtor has no equity in the Collateral, because the Collateral is valued at , and including the Movant's lien, there are liens in an aggregate amount of on the Collateral.
- ☐ Debtor(s) plan provides for surrender of the Collateral.
- ☐ The property is not necessary to an effective reorganization because: .

☐ Other cause (set forth with specificity): Other cause (set forth with specificity):

14. Movant has completed the worksheet, attached as Exhibit "C" .

15. This Motion conforms to the standard form adopted in this District except as follows: **this Motion deviates from the standard form because Movant is a condominium owners association that is entitled to relief as more fully explained hereinabove.**

(a) WHEREFORE, Movant prays for an order from the Court granting Movant relief from the automatic stay of Bankruptcy Code §362 to permit Movant to proceed under applicable non-bankruptcy law.

Respectfully submitted

KAMAN & CUSIMANO, LLC

/s/ Erika R. Finley

Darcy Mehling Good (0068249)

Erika R. Finley (0084632)

50 Public Square, Suite 2000

Cleveland, OH 44113

(216) 696-0650 / FAX (216) 771-8478

CERTIFICATE OF SERVICE

The undersigned certifies that on February 25, 2015, a true and correct copy of the foregoing Amended Motion of Ethan's Woods Condominium Association for Relief from Stay was served via the Court's electronic case filing system on the following who are listed on the Court's Electronic Mail Notice List:

Sean P. Moore, Esq., on behalf of Leo Robinson, debtor, at smoore@ohiolegalclinic.com

Steven H. Patterson, on behalf of CitiMortgage, Inc., creditor, at nohbk@lsrlaw.com

Keith Rucinski, *Chapter 13 Trustee*, at 341info@ch13akron.com

Daniel M. McDermott, Esq., *U.S. Trustee*, at ustregisteredmailbox@usdoj.gov and at ustregion09.cl.ecf@usdoj.gov

and by regular U.S. mail, postage prepaid, to:

Leo Robinson, 10462 White Ash Trail, Twinsburg, OH 44087

Muriel Battle aka Muriel Robinson, 10462 White Ash Trail, Twinsburg, OH 44087

/s/ Erika R. Finley
Darcy Mehling Good (0068249)
Erika R. Finley (0084632)

REVERSE TITLE AREA BOX

JOINT & SURVIVORSHIP DEED

Know all Men by these Presents we, Kimi A. Hatcher, nbm Kimi A. Norbuta and Matthew J. Norbuta, wife and husband, the Grantors, who claims title through Document recorded in Instrument No. 54620042, of Summit County Records, for the consideration of Ten and 00/100 Dollars (\$10.00) received to our full satisfaction of Leo Robinson, single and Muriel Battle, single, and to the survivor of them, his or her heirs and assigns, the Grantees, whose TAX MAILING ADDRESS will be: 10462 White Ash Trail, Twinsburg, OH 44087, do Give, Grant, Bargain, Sell and Convey unto the said Grantees, and to the survivor of them, his or her heirs and assigns forever, the following described premises:

Situated in the City of Twinsburg, County of Summit and State of Ohio: And known as being Unit 34, Building S, in Ethan's Woods Condominium as established by the Declaration of Condominium recorded April 11, 1991 in Volume OR659, Page 50 through 88 and by the General Plan of Condominium Domain, Exhibit "B" to be said Declaration, recorded in Plat Cabinet "G", Slides 179 through 187, as amended by the 1st Amendment to Ethan's Woods Condominium recorded in Plat Cabinet "G", Slides 366 through 387; as amended by the 2nd Amendment to Ethan's Woods Condominium recorded in Plat, Cabinet "G", Slides 643 through 659; as amended by the 3rd Amendment to Ethan's Woods Condominium (REVISING THE STREET NAME AND STREET ADDRESSES) recorded in Volume OR 796, Pages 449 through 452; as amended by the 4th Amendment to Ethan's Woods Condominium recorded in Plat Cabinet "G", Slides 808 through 820; as amended by the 5th Amendment to Ethan's Woods Condominium recorded in Plat Cabinet "H", Slides 92 through 106, as amended by the 6th Amendment to Ethan's Woods Condominium recorded in Plat Cabinet "H", Slides 165 through 184; as amended by the 7th Amendment to Ethan's Woods Condominium recorded in Plat Cabinet "H", Slides 356 through 378, as amended by the 8th Amendment to Ethan's Woods Condominium recorded in Plat Cabinet "H", Slides 540 through 556; as amended by the 9th Amendment to Ethan's Woods Condominium recorded in Plat Cabinet "H", Slides 732 through 745, as amended by the 10th Amendment to Ethan's Woods Condominium recorded in Plat Cabinet "H", Slides 909 through 916, as amended by the eleventh amendment in Plat Cabinet "H" Slide 965 of Summit County Records, together with an undivided 1.89% interest in the common areas and facilities of said Condominium, be the same more or less, but subject to all legal highways.

Description approved by Tax Maps
Approval good for 30 days from
11/13/2004 8:13 AM

Permanent Parcel No. 64-05499

Map Reeling No. TW0000305041000

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantees, and to the survivor of them, his or her separate heirs and assigns forever.

And we, Kimi A. Hatcher, nbm Kimi A. Norbuta and Matthew J. Norbuta, do for ourselves and our heirs and assigns, covenant with the said Grantees, their heirs and assigns, that at and until the ensembling of these presents, we are well seized of the above described premises, as a good and indefeasible estate in **FEE SIMPLE**, and have good right to bargain and sell the same in manner and form as above written, and that the same are **free from all encumbrances whatsoever** except restrictions, conditions and easements of record, zoning ordinances, if any, and taxes and assessments for the current half of the taxable year and thereafter and that we will **Warrant and Defend** said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs



55087149
Pg: 1 of 2
08/13/2004 02:06P
DE 28.00

Reverse Title #: 2855-01



Executed this 9 day of August, 2004.

K.A. Norbuta
Kimi A. Norbuta

M. J. Norbuta
Matthew J. Norbuta

STATE OF OHIO

SS:
COUNTY OF Cuyahoga

Before me, a Notary Public in and for said County and State, personally appeared the above named Kimi A. Norbuta aka Kimi A. Hatcher and Matthew J. Norbuta, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Cleveland, Ohio, this 9 day of August, 2004.



Laura A. Schmid
LAURA A. SCHMID, Notary Public
State of Ohio - Cuyahoga County
My Commission Expires Oct. 24, 2006

Notary Public

Prepared By:
David V. Kaprosy
Attorney at Law

Revere Title Agency of Northern Ohio, L.P.
6480 Rockside Woods South
Suite 280
Independence, Ohio 44131

TRANSFERRED IN COMPLIANCE WITH
SEC. 319.202 REV. CODE
170.000.00 680.00 FEE
Consideration By UB
JOHN A. DONOFRIO Deputy Fiscal Officer
Fiscal Officer
No. of pages 2

TRANSFERRED
04 AUG 13 PM 1:36
JOHN A. DONOFRIO
FISCAL OFFICER
COUNTY OF SUMMIT



55087149
Pg. 2 of 2
08/13/2004 02:08P
DE 28.00

John A. Donofrio, Summit Fiscal Officer

ETHAN'S WOODS CONDOMINIUM ASSOCIATION
CERTIFICATE OF LIEN

Pursuant to Section 13 of the Declaration of Condominium Ownership for Ethan's Woods Condominium, filed for record in Volume OR659, Page 50, *et seq.* of Summit County Records, the undersigned, Ethan's Woods Condominium Association, hereby claims a lien for unpaid assessments to date against the following unit in said Condominium Property and the undivided interest in the Common Elements appertaining thereto:

Owner: Leo Robinson and Muriel Battle
Address: 10462 White Ash Trail
Twinsburg, Ohio 44087

PPN: 64-05499 /
TW0000305041000

Amount of Lien: \$736.86 plus interest at the maximum rate allowable by law from the 21st day of December, 2009 and any unpaid assessments accruing hereinafter until this lien is satisfied.

IN WITNESS WHEREOF, Ethan's Woods Condominium Association has caused this Certificate of Lien to be executed by its duly authorized representative this 4 day of January, 2010.

Ethan's Woods Condominium Association

By:

M. Katherine Brubaker Esq.
Designated Representative
M. Katherine Brubaker Esq.

SWORN TO BEFORE ME and subscribed in my presence this 4th day of January, 2010.

Angela R. Sifers
Notary Public
ANGELA R. SIFERS
NOTARY PUBLIC
STATE OF OHIO
Recorded in Cuy. Cty.
My Comm. Exp. 4/30/2011

This Instrument Prepared By:

Kaman & Cusimano, LLC, 50 Public Square, Suite 2000, Cleveland, OH 44113, (216) 556-2268
THE CLAIM SECURED BY THIS LIEN HAS BEEN PAID AND THE LIEN IS HEREBY SATISFIED AND DISCHARGED.

DATE: _____

Ethan's Woods Condominium Association

By: _____

Designated Representative

SWORN TO BEFORE ME and subscribed in my presence this _____ day of _____, _____.

Notary Public

EXHIBIT

B

55676334
Pg: 1 of 1
01/12/2010 02:37P
CL 28.00
John A. Donofrio, Summit Fiscal Officer

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF OHIO, EASTERN DIVISION - AKRON

In re:) Case No. 11-53469
)
LEO ROBINSON,) Chapter 13
)
Debtor) Judge Koschik
)
) **ETHAN'S WOODS CONDOMINIUM**
) **ASSOCIATION'S RELIEF FROM**
) **STAY WORKSHEET**

I. LOAN* DATA

*Movant is a Condominium owners association and, therefore the Motion does not involve a "LOAN"

A. IDENTIFICATION OF COLLATERAL (check all that apply):

- ☒ Real Estate 10462 White Ash Trail, Twinsburg, Ohio 44087
☒ Principal Residence of Debtor(s)
☐ Other
- ☐ Personal Property
☐ Debtor's Chapter 13 Plan provides for surrender of the Collateral.
☐ Other Property [[describe if applicable]]

B. CURRENT VALUE OF COLLATERAL: \$127,000.00

C. SOURCE OF COLLATERAL VALUATION: Summit County Auditor

D. ORIGINAL LENDER: N/A

E. ENTITY ENTITLED TO ENFORCE THE NOTE: N/A

F. CURRENT LOAN SERVICER: N/A

Exhibit C



- G. DATE OF LOAN: N/A
- H. ORIGINAL PRINCIPAL AMOUNT DUE UNDER NOTE: N/A
- I. ORIGINAL INTEREST RATE ON NOTE: N/A
- J. CURRENT INTEREST RATE: N/A
- K. ORIGINAL MONTHLY PAYMENT AMOUNT
(principal and interest only for mortgage loans): N/A
- L. CURRENT MONTHLY PAYMENT AMOUNT: \$212.41
- M. THE CURRENT MONTHLY PAYMENT AMOUNT LISTED ABOVE:
- ☐ Includes an escrow amount of \$_____ for real estate taxes.
 - ☐ Includes an escrow amount of \$_____ for property insurance.
 - ☐ Includes an escrow amount of \$_____ for _____.
 - ☒ Does not include any escrow amount.
- N. DATE LAST PAYMENT RECEIVED: June 13, 2013
- O. AMOUNT OF LAST PAYMENT RECEIVED: \$400.00
- P. AMOUNT HELD IN SUSPENSE ACCOUNT: N/A
- Q. NUMBER OF PAYMENTS PAST DUE: N/A

II. AMOUNT ALLEGED TO BE DUE AS OF THE DATE THE MOTION IS FILED

	<u>Description of Charge</u>	<u>Total Amount of Charges</u>	<u>Number of Charges Incurred</u>	<u>Dates Charges Incurred</u>
A.	PRINCIPAL	\$ N/A		
B.	INTEREST	\$ N/A		
C.	TAXES	\$ N/A		

D.	INSURANCE	\$ N/A		
E.	LATE FEES	\$ N/A		
F.	NON-SUFFICIENT FUNDS FEES	\$ N/A		
G.	PAY-BY-PHONE FEES	\$ N/A		
H.	BROKER PRICE OPINIONS	\$ N/A		
I.	FORCE-PLACED INSURANCE	\$ N/A		
J.	PROPERTY INSPECTIONS	\$ N/A		
K.	OTHER CHARGES (describe in detail and state contractual basis for recovering the amount from the debtor)	\$ N/A		

TOTAL OF DEBT AS OF DATE MOTION IS FILED: \$6,819.86

* This total cannot be relied upon as a payoff quotation. **SEE ATTACHED POST-PETITION**

ACCOUNT HISTORY

III. AMOUNT OF ORIGINAL PRE-PETITION ARREARAGES \$ 1,580.83

IV. AMOUNT OF ALLEGED POST-PETITION DEFAULT

	<u>Description of Charge</u>	<u>Amount</u>	<u>Number</u>	<u>Date Incurred</u>	<u>Total</u>
--	------------------------------	---------------	---------------	----------------------	--------------

A.	PAYMENTS	\$203.10	10.85	7/1/12 - 12/1/13	\$2,202.70
		\$212.41	13	1/1/14 - 1/1/15	\$2,761.33
B.	POST-PETITION PAYMENTS ADVANCED FOR TAXES (if not included in payment amount above)	\$ N/A			
C.	POST-PETITION PAYMENTS ADVANCED FOR INSURANCE (if not included in payment amount above)	\$ N/A			
D.	LATE FEES	\$25	11		\$275.00
E.	NON-SUFFICIENT FUNDS FEES	\$ N/A			
F.	PAY-BY-PHONE FEES	\$ N/A			
G.	BROKER PRICE OPINIONS	\$ N/A			
H.	FORCE-PLACED INSURANCE	\$ N/A			
I.	PROPERTY INSPECTIONS	\$ N/A			

J.	OTHER CHARGES (describe in detail and state the contractual basis for recovering the amount from the debtor)	\$ N/A			
----	--	--------	--	--	--

TOTAL ACCRUED: \$ 5,239.03

LESS SUSPENSE BALANCE: \$ N/A

TOTAL POST-PETITION DEBT: \$ 5,239.03

- V. THE TRUSTEE LEDGER SHOWING POST-PETITION DISBURSEMENTS ON THIS DEBT OR A POST-PETITION PAYMENT SUMMARY SHOWING THE PAYMENTS MADE BY THE DEBTOR ON THIS DEBT IS ATTACHED TO THIS WORKSHEET AS EXHIBIT C".

This Worksheet was prepared by:

/s/ Erika R. Finley
Darcy Mehling Good (0068249)
Erika R. Finley (0084632)
KAMAN & CUSIMANO, LLC
50 Public Square, Suite 2000
Cleveland, OH 44113
(216) 696-0650 / FAX (216) 771-8478

ETHAN'S WOODS CONDOMINIUM ASSOCIATION
FINANCIAL TRANSACTIONS - 01/12/15

10462 White Ash Trail
Leo and Muriel Robinson

Unit ID: 10462
STATUS: 06 - BAPP

PREPAID BAL: 0.00

TXN	-----PAYMENTS/TRXN DESCR-----				-----CHARGES/PAYMENT DISTR-----		BALANCE	
DATE	PAYMT	AMT	CHECK #	DEP DT CODE	N/A	DESCRIPTION	AMOUNT	DUE
051911	228.10	2287		051911 01		Admin Late Fees	(25.00)	668.43
051911				C2		RESERVES	(72.83)	
051911				A1		MAINTENANCE FEE	(130.27)	

060111			APPLY CHARGES	A1		MAINTENANCE FEE	130.27	798.70
060111				C2		RESERVES	72.83	871.53
061411			APPLY LATE FEE	01		Admin Late Fees	25.00	896.53
061511	Action taken: 10 - Late Notice							

070111			APPLY CHARGES	A1		MAINTENANCE FEE	130.27	1026.80
070111				C2		RESERVES	72.83	1099.63
071311			APPLY LATE FEE	01		Admin Late Fees	25.00	1124.63
071411	Action taken: 10 - Late Notice							
072111	Foreclosure is recommend by Kaman's office,							
072111	letter to Jeanne to obtain board aprvl..LJA							

080111			APPLY CHARGES	A1		MAINTENANCE FEE	130.27	1254.90
080111				C2		RESERVES	72.83	1327.73
081511			APPLY LATE FEE	01		Admin Late Fees	25.00	1352.73
081511	Action taken: 10 - Late Notice							

090111			APPLY CHARGES	A1		MAINTENANCE FEE	130.27	1483.00
090111				C2		RESERVES	72.83	1555.83
091511			APPLY LATE FEE	01		Admin Late Fees	25.00	1580.83
091511	Action taken: 10 - Late Notice							
092911			EXPENSE ADJ	01		Admin Late Fees	(100.00)	1480.83
092911			EXPENSE ADJ	C2		RESERVES	(291.32)	1189.51
092911			EXPENSE ADJ	A1		MAINTENANCE FEE	(1189.51)	0.00
092911	owner filed chapter 13 gl acct 1341-MK							

100111			APPLY CHARGES	A1		MAINTENANCE FEE	130.27	130.27
100111				C2		RESERVES	72.83	203.10
101711			APPLY LATE FEE	01		Admin Late Fees	25.00	228.10
101711	Action taken: 10 - Late Notice							

110111			APPLY CHARGES	A1		MAINTENANCE FEE	130.27	358.37
110111				C2		RESERVES	72.83	431.20
110811	228.10	1026		110811 01		Admin Late Fees	(25.00)	203.10
110811				C2		RESERVES	(145.66)	
110811				A1		MAINTENANCE FEE	(57.44)	
111511			APPLY LATE FEE	01		Admin Late Fees	25.00	228.10
111511	Action taken: 10 - Late Notice							

120111			APPLY CHARGES	A1		MAINTENANCE FEE	130.27	358.37

ETHAN'S WOODS CONDOMINIUM ASSOCIATION
FINANCIAL TRANSACTIONS - 01/12/15

10462 White Ash Trail
Leo and Muriel Robinson

Unit ID: 10462
STATUS: 06 - BAPP

PREPAID BAL: 0.00

TXN	-----PAYMENTS/TRXN DESCR-----				-----CHARGES/PAYMENT DISTR-----		BALANCE	
DATE	PAYMT	AMT	CHECK #	DEP DT CODE	N/A	DESCRIPTION	AMOUNT	DUE
120111				C2		RESERVES	72.83	431.20
121311			APPLY LATE FEE	01		Admin Late Fees	25.00	456.20
121411	Action taken: 10 - Late Notice							
122711	228.10	1042		122711	01	Admin Late Fees	(50.00)	228.10
122711				C2		RESERVES	(72.83)	
122711				A1		MAINTENANCE FEE	(105.27)	
122711	228.10	1041		122711	A1	MAINTENANCE FEE	(228.10)	0.00

010112			APPLY CHARGES	A1		MAINTENANCE FEE	130.27	130.27
010112				C2		RESERVES	72.83	203.10
011312			APPLY LATE FEE	01		Admin Late Fees	25.00	228.10
011312	Action taken: 10 - Late Notice							

020112			APPLY CHARGES	A1		MAINTENANCE FEE	130.27	358.37
020112				C2		RESERVES	72.83	431.20
021012			EXPENSE ADJ	05		Attorney Fees	380.00	811.20
021012	CHARGE ACCT PER INVOICE FROM KAMANS							
021012	2/8/12...AVM							
021612			APPLY LATE FEE	01		Admin Late Fees	25.00	836.20
021612	Action taken: 10 - Late Notice							

030112			APPLY CHARGES	A1		MAINTENANCE FEE	130.27	966.47
030112				C2		RESERVES	72.83	1039.30
031412			APPLY LATE FEE	01		Admin Late Fees	25.00	1064.30
031412	Action taken: 10 - Late Notice							
032612			EXPENSE ADJ	01		Admin Late Fees	(75.00)	989.30
032612			EXPENSE ADJ	05		Attorney Fees	(380.00)	609.30
032612			EXPENSE ADJ	C2		RESERVES	(218.49)	390.81
032612			EXPENSE ADJ	A1		MAINTENANCE FEE	(390.81)	0.00
032612	Owner filed Chapter 13 move bal to acct 1381-MK							

040112			APPLY CHARGES	A1		MAINTENANCE FEE	130.27	130.27
040112				C2		RESERVES	72.83	203.10
040412	456.20	1789		040412	C2	RESERVES	(72.83)	(253.10)
040412				A1		MAINTENANCE FEE	(130.27)	
040412				PP		Credit-Prepaid	(253.10)	
042012	228.10	1068		042012	PP	Credit-Prepaid	(228.10)	(481.20)

050112			APPLY CHARGES	A1		MAINTENANCE FEE	130.27	(350.93)
050112				C2		RESERVES	72.83	(278.10)
050112			APPLY PREPAYMNT	C2		RESERVES	(72.83)	(278.10)
050112				A1		MAINTENANCE FEE	(130.27)	(278.10)

060112			APPLY CHARGES	A1		MAINTENANCE FEE	130.27	(147.83)

ETHAN'S WOODS CONDOMINIUM ASSOCIATION
FINANCIAL TRANSACTIONS - 01/12/15

10462 White Ash Trail
Leo and Muriel Robinson

Unit ID: 10462
STATUS: 06 - BAPP

PREPAID BAL: 0.00

TXN	-----PAYMENTS/TRXN DESCR-----				-----CHARGES/PAYMENT DISTR-----		BALANCE		
DATE	PAYMT	AMT	CHECK #	DEP DT	CODE	N/A	DESCRIPTION	AMOUNT	DUE
060112					C2		RESERVES	72.83	(75.00)
060212			APPLY PREPAYMNT		C2		RESERVES	(72.83)	(75.00)
060212					A1		MAINTENANCE FEE	(130.27)	(75.00)

070112			APPLY CHARGES		A1		MAINTENANCE FEE	130.27	55.27
070112					C2		RESERVES	72.83	128.10
070212			APPLY PREPAYMNT		C2		RESERVES	(72.83)	128.10
070212					A1		MAINTENANCE FEE	(2.17)	128.10

080112			APPLY CHARGES		A1		MAINTENANCE FEE	130.27	258.37
080112					C2		RESERVES	72.83	331.20
081312			APPLY LATE FEE		01		Admin Late Fees	25.00	356.20
082712	228.10	1853		082712	01		Admin Late Fees	(25.00)	128.10
082712					C2		RESERVES	(72.83)	
082712					A1		MAINTENANCE FEE	(130.27)	

090112			APPLY CHARGES		A1		MAINTENANCE FEE	130.27	258.37
090112					C2		RESERVES	72.83	331.20
091312			APPLY LATE FEE		01		Admin Late Fees	25.00	356.20

100112			APPLY CHARGES		A1		MAINTENANCE FEE	130.27	486.47
100112					C2		RESERVES	72.83	559.30
101212			APPLY LATE FEE		01		Admin Late Fees	25.00	584.30

110112			APPLY CHARGES		A1		MAINTENANCE FEE	130.27	714.57
110112					C2		RESERVES	72.83	787.40
111412			APPLY LATE FEE		01		Admin Late Fees	25.00	812.40

120112			APPLY CHARGES		A1		MAINTENANCE FEE	130.27	942.67
120112					C2		RESERVES	72.83	1015.50
121212			APPLY LATE FEE		01		Admin Late Fees	25.00	1040.50

010113			APPLY CHARGES		A1		MAINTENANCE FEE	130.27	1170.77
010113					C2		RESERVES	72.83	1243.60
011413			APPLY LATE FEE		01		Admin Late Fees	25.00	1268.60

020113			APPLY CHARGES		A1		MAINTENANCE FEE	130.27	1398.87
020113					C2		RESERVES	72.83	1471.70
021313			APPLY LATE FEE		01		Admin Late Fees	25.00	1496.70

030113			APPLY CHARGES		A1		MAINTENANCE FEE	130.27	1626.97
030113					C2		RESERVES	72.83	1699.80
031313			APPLY LATE FEE		01		Admin Late Fees	25.00	1724.80

031913 Owner called about account balance - she will

ETHAN'S WOODS CONDOMINIUM ASSOCIATION
FINANCIAL TRANSACTIONS - 01/12/15

10462 White Ash Trail
Leo and Muriel Robinson

Unit ID: 10462
STATUS: 06 - BAPP

PREPAID BAL: 0.00

TXN	PAYMENTS/TRXN DESCR				CHARGES/PAYMENT DISTR		BALANCE	
DATE	PAYMT	AMT	CHECK #	DEP DT CODE	N/A	DESCRIPTION	AMOUNT	DUE
031913	send in a letter requesting payment plan to Board							
031913	-Tom							
040113			APPLY CHARGES	A1		MAINTENANCE FEE	130.27	1855.07
040113				C2		RESERVES	72.83	1927.90
041013	250.00	1940		041013 01		Admin Late Fees	(175.00)	1677.90
041013				C2		RESERVES	(75.00)	
041113			APPLY LATE FEE	01		Admin Late Fees	25.00	1702.90
041213			EXPENSE ADJ	01		Admin Late Fees	(25.00)	1677.90
041213	Remove late fee, owner is on a board							
041213	approved pay plan..LJA							
050113			APPLY CHARGES	A1		MAINTENANCE FEE	130.27	1808.17
050113				C2		RESERVES	72.83	1881.00
050913	200.00	1946		050913 C2		RESERVES	(200.00)	1681.00
050913	250.00	1947		050913 C2		RESERVES	(250.00)	1431.00
060113			APPLY CHARGES	A1		MAINTENANCE FEE	130.27	1561.27
060113				C2		RESERVES	72.83	1634.10
061313	400.00	1970		061313 C2		RESERVES	(203.30)	1234.10
061313				A1		MAINTENANCE FEE	(196.70)	
061413			APPLY LATE FEE	01		Admin Late Fees	25.00	1259.10
070113			APPLY CHARGES	A1		MAINTENANCE FEE	130.27	1389.37
070113				C2		RESERVES	72.83	1462.20
071213			EXPENSE ADJ	01		Admin Late Fees	(25.00)	1437.20
071213	Removed late fee applied in error lss							
080113			APPLY CHARGES	A1		MAINTENANCE FEE	130.27	1567.47
080113				C2		RESERVES	72.83	1640.30
090113			APPLY CHARGES	A1		MAINTENANCE FEE	130.27	1770.57
090113				C2		RESERVES	72.83	1843.40
100113			APPLY CHARGES	A1		MAINTENANCE FEE	130.27	1973.67
100113				C2		RESERVES	72.83	2046.50
110113			APPLY CHARGES	A1		MAINTENANCE FEE	130.27	2176.77
110113				C2		RESERVES	72.83	2249.60
120113			APPLY CHARGES	A1		MAINTENANCE FEE	130.27	2379.87
120113				C2		RESERVES	72.83	2452.70
010114			APPLY CHARGES	A1		MAINTENANCE FEE	139.58	2592.28

ETHAN'S WOODS CONDOMINIUM ASSOCIATION
FINANCIAL TRANSACTIONS - 01/12/15

10462 White Ash Trail
Leo and Muriel Robinson

Unit ID: 10462
STATUS: 06 - BAPP

PREPAID BAL: 0.00

TXN	-----PAYMENTS/TRXN DESCR-----				-----CHARGES/PAYMENT DISTR-----		BALANCE	
DATE	PAYMT	AMT	CHECK #	DEP DT CODE	N/A	DESCRIPTION	AMOUNT	DUE
010114				C2		RESERVES	72.83	2665.11
012914			APPLY LATE FEE	01		Admin Late Fees	25.00	2690.11
020114			APPLY CHARGES	A1		MAINTENANCE FEE	139.58	2829.69
020114				C2		RESERVES	72.83	2902.52
030114			APPLY CHARGES	A1		MAINTENANCE FEE	139.58	3042.10
030114				C2		RESERVES	72.83	3114.93
040114			APPLY CHARGES	A1		MAINTENANCE FEE	139.58	3254.51
040114				C2		RESERVES	72.83	3327.34
050114			APPLY CHARGES	A1		MAINTENANCE FEE	139.58	3466.92
050114				C2		RESERVES	72.83	3539.75
060114			APPLY CHARGES	A1		MAINTENANCE FEE	139.58	3679.33
060114				C2		RESERVES	72.83	3752.16
070114			APPLY CHARGES	A1		MAINTENANCE FEE	139.58	3891.74
070114				C2		RESERVES	72.83	3964.57
080114			APPLY CHARGES	A1		MAINTENANCE FEE	139.58	4104.15
080114				C2		RESERVES	72.83	4176.98
090114			APPLY CHARGES	A1		MAINTENANCE FEE	139.58	4316.56
090114				C2		RESERVES	72.83	4389.39
100114			APPLY CHARGES	A1		MAINTENANCE FEE	139.58	4528.97
100114				C2		RESERVES	72.83	4601.80
110114			APPLY CHARGES	A1		MAINTENANCE FEE	139.58	4741.38
110114				C2		RESERVES	72.83	4814.21
120114			APPLY CHARGES	A1		MAINTENANCE FEE	139.58	4953.79
120114				C2		RESERVES	72.83	5026.62
010115			APPLY CHARGES	A1		MAINTENANCE FEE	139.58	5166.20
010115				C2		RESERVES	72.83	5239.03

-- End of report --